

M. ALBERT MORNINGSTAR

Assignee of Jack V. Leishear  
under mortgage from John B. McClellan, Jr.  
and under mortgage from  
John B. McClellan, Jr. and Neda H. McClellan

\* IN THE  
\* CIRCUIT COURT  
\* FOR

M. ALBERT MORNINGSTAR

Assignee of Daniel and Eileen Freedman  
and Philip S. Udoff  
under mortgage from  
John B. McClellan and Neda H. McClellan

\* FREDERICK COUNTY,  
\* MARYLAND  
\* EQUITY NO. 31,525

\* \* \* \* \*

# ACKNOWLEDGEMENT OF PURCHASER AT FORECLOSURE SALE

## ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in certain mortgages, the first dated April 27, 1978 and recorded in Liber 1048, at folio 1, one of the Land Records of Frederick County, Maryland, from John B. McClellan, Jr. to Jack V. Leishear; a mortgage dated April 17, 1980 and recorded in Liber 1112, at folio 729, one of the Land Records of Frederick County, Maryland, from John B. McClellan, Jr. and Neda H. McClellan to Jack V. Leishear; and a mortgage dated April 24, 1980 and recorded in Liber 1113, at folio 734, one of the Land Records of Frederick County, Maryland, from John B. McClellan and Neda H. McClellan to Daniel and Eileen Freedman and Philip S. Udoff; said mortgages having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing, the undersigned, as Assignee of said mortgages, will offer for sale at public auction at the sites, beginning at the site of the first parcel listed herein, being 125 East Patrick Street, in Frederick City, Frederick County, Maryland on

MONDAY, DECEMBER 21, 1981  
AT 2:00 P.M.

all of the following described real estate, to wit:  
PARCEL NO. 1: ALL that lot or parcel of land situate, lying and being in the City of Frederick, Frederick County, State of Maryland, and being more particularly described as follows:

BEING located on the north side of East Patrick Street in Frederick, Frederick County, Maryland, and being a part of Lot No. 50 on the original plat of Frederick, improved with a three-story brick dwelling known as 125 East Patrick Street, and fronting between 31 1/2 feet, more or less, and running back an even width a depth of 186 feet, more or less.

TOGETHER with the right-of-way to the aforesaid property extending from the alley between Patrick and Church Streets, as set forth in an indenture by and between John J. Boyd, Horace Woodward, William S. Anderson, and A.G. Quynn, dated May 19, 1953 and recorded in Liber E.S. No. 3, folio 150, one of the Land Records of the county aforesaid; and SUBJECT to the said right-of-way, the said Grantor does further grant and convey unto the Grantee herein, all that parcel of ground conveyed unto Frank Schley for the purpose of a way or inlet from Chapel Alley in and to the property hereby conveyed, by deed from Rosa Fearhake and William M. Hardt, et al., dated October 31, 1883, and recorded in Liber A.F. No. 11, folio 200, one of the Land Records of the county aforesaid.

BEING all and the same real estate which was conveyed unto John B. McClellan, Jr. by Leitha H. Brown, by deed dated April 1, 1975 and recorded in Liber 966, folio 652, one of the Land Records of Frederick County, Maryland.

This property is improved with a three-story brick building containing five or six three-room apartments, and the building will be sold subject to existing tenants' rights, if any. The roof of the building is in good condition and there is an oil-fired, steam heating system in the building. There is also a parking lot for use of the tenants therein.

TOGETHER with the improvements thereon and all rights, ways, easements, and appurtenances thereunto belonging or in anywise appertaining.

PARCEL NO. 2:  
ALL of that real estate situate, lying and being in Frederick City, Frederick County, State of Maryland, and more particularly described as follows:

ALL of that real estate situate, lying and being in the subdivision known as "Westbrook," and being designated as Lot No. 7 in Block C on a plat of said subdivision, recorded in Plat Book 3, folio 52, one of the Land Records of Frederick County, State of Maryland.

The improvements situated on said premises are further known and designated as 122 Fairview Avenue in said Frederick City.

BEING all and the same real estate described as Parcel No. 1 in a deed from Neda H. McClellan, Personal Representative of the Estate of John B. McClellan, Sr., unto Neda H. McClellan and John B. McClellan, Jr., as joint tenants and not as tenants in common, said deed dated March 14, 1974 and recorded in Liber 941, at folio 467, one of the Land Records of Frederick County, State of Maryland, on June 17, 1974.

TOGETHER with all of the buildings and improvements thereon, and all rights, alleys, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, and SUBJECT to the covenants and restrictions set forth in a deed from Norman H. Bluebaugh et ux unto John B. McClellan, Sr., dated October 30, 1958 and recorded in Liber 607, at folio 537 one of the Land records of Frederick County, State of

Maryland.

TERMS OF SALE: Each property will be sold separately. A deposit of \$5,000.00 for each parcel in cash or check acceptable to Assignee will be required of each purchaser of each parcel at the time and place of sale and the balance of said purchase price of each parcel to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement. Taxes and other public charges will be adjusted to the date of sale and all expenses of conveyancing will be paid by each purchaser.

Call Auctioneer for viewing of Parcel No. 1 (662-6161). Assignee reserves the right to withdraw the herein-described properties from sale at any time.

M. ALBERT MORNINGSTAR  
Assignee

DELBERT S. NULL, Auctioneer  
DAVID E. ALDRIDGE  
Solicitor for Assignee  
120 West Church Street  
Frederick, Maryland 21701  
Telephone: 663-5191

I hereby acknowledge to have purchased from M. Albert Morningstar, Assignee, under mortgage from John B. McClellan, Jr. to Jack V. Leishear dated April 27, 1978 and recorded in Liber 1048, at folio 001, one of the Land Records of Frederick County, State of Maryland, and under mortgage from John B. McClellan and Neda H. McClellan to Daniel and Eileen Freedman and Philip S. Udoff dated April 24, 1980 and recorded in Liber 1113, at folio 734, one of the Land Records of Frederick County, State of Maryland, on this 21<sup>st</sup> day of December, 1981, all that lot or parcel of land situate, lying and being in the City of Frederick, Frederick County, State of Maryland, and being more fully described as a part of Lot No. 50 on the original plat of Frederick, and being all and the

Exhibit B

Filed January 7, 1982